



- AN ATTRACTIVE DETACHED PROPERTY SET IN A FAVOURED RESIDENTIAL LOCATION
- ENTRANCE TERRACE AND RECEPTION HALL
- SITTING ROOM OPENING TO DINING ROOM AND A MODERN KITCHEN
- ENTRANCE LEVEL BEDROOM, MODERN BATHROOM AND UTILITY/BOOT ROOM
- THREE UPPER FLOOR BEDROOMS AND A LUXURY MODERN SHOWER ROOM
- LARGE AND VERSATILE UNDER HOUSE ROOM
- DRIVEWAY PARKING AND LOVELY LANDSCAPED GARDENS AND TERRACES

Ferndale Road, Teignmouth, TQ14 8NQ Guide Price £675,000

An appealing detached property set in a favoured and "tucked away" residential location just under a mile from the town and promenade. Versatile and attractive accommodation having an entrance terrace, a reception hall, free flowing sitting/dining spaces, a modern kitchen and a utility/boot room. Four bedrooms, large and versatile under house room, driveway parking and lovely landscaped gardens and terraces.



Property Description

LOCATION

Hideaway has an attractive shared private driveway approach leading off Ferndale Road, being one of the most sought after residential addresses in favoured east Teignmouth and with the property being set just under a mile from the town and promenade. Teignmouth is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafes, along with several excellent public houses. There is a supermarket on the west side of the town, along with a recently opened theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.

DESCRIPTION

Hideaway is a detached and relatively modern property set in a "tucked away" position with attractive wooded surroundings. To the front of the property there is a fantastic and expansive entrance terrace with a glass balustrade. The welcoming entrance hall opens to a entrance level bedroom and there is also an entrance level modern bathroom. The sitting room is a lovely space with doors opening to the aforementioned entrance terrace, which is part under cover and gives a good sense of inside/outside living. There is feature exposed brick work and the sitting area free-flows to the dining room area, with these spaces combining to provide good options for entertaining and day to day living. The dining area opens to the kitchen which has integrated appliances and under floor heating and the kitchen in turn opens to a useful utility/boot room. At upper floor level there are three good size bedrooms,





with the principal bedroom having a dressing area and there is a modern four piece luxury shower room on this level too, also with underfloor heating. To the lower ground floor a large versatile space formerly having been the garage has been converted to create a space that could suit a variety of uses to include a home cinema, a gym/studio or as a home working space etc. Outside, to the front of the property a driveway provides parking. There are attractive landscaped gardens and terraces with an area of lawn, the aforementioned entrance terrace, two areas of decking giving good options for outdoor entertaining etc and a further paved terrace at the rear, with the majority of the gardens being set out for ease of maintenance.



From the sweeping entrance terrace at the front of the property the feature timber effect and double glazed entrance door opens to the....

RECEPTION HALL

An attractive and welcoming space with stairs having a feature balustrade with brushed steel spindles rising to the upper floor and stairs descend to the lower floor. There is a feature slate-work wall, a radiator and doors open to....

ENTRANCE LEVEL BEDROOM

With front facing uPVC double glazed sliding patio doors opening to the aforementioned entrance terrace, a radiator and a range of built in bedroom furniture comprising cupboards and wardrobes.

ENTRANCE LEVEL BATHROOM

A stylish bathroom with a modern five piece suite, porcelain style floor tiles and ceramic tiling to the walls. The suite comprises a large walk-in shower area, having a glazed screen, dual heads and dual controls, a deep Roche panel bath and a unit with an area of surface with inset Roche wash hand basin with cupboards beneath and a WC beside. Spotlights and extractor fan and a ladder-style radiator/towel rail.



SITTING ROOM

A particularly lovely room with large front facing uPVC sliding patio doors opening to the entrance terrace and having good views across the wooded surroundings. Feature floor tiles extend throughout this space and into the dining space, wall lights, contemporary style radiator and feature exposed brick-work to one wall. A feature brick arch opens to the....

DINING AREA

An attractive area and a good entertaining space with side facing uPVC double glazed sliding patio doors opening to a side terrace and having a blackout blind. Ample space for a large dining table and chairs and feature brick-work to the walls.

KITCHEN

The kitchen is fitted with a good range of modern floor and wall mounted units, extensive areas of timber block and Corean style work surface and there is an under mounted ceramic sink unit with mixer set. Integrated appliances include a four ring Bosch ceramic hob with filter over, a double oven/combination grill and a dishwasher. There is space for a large American style fridge/freezer. Spotlights to ceiling and two rear facing uPVC double glazed windows overlook the terrace to the rear. Built in wine racks and large ceramic floor tiles with under floor heating. From the kitchen a contemporary style panel door opens to the....

UTILITY ROOM

A good practical space with a uPVC double glazed door opening to the outside at the rear of the property. The kitchen has fitted units with "high gloss" cupboard doors and an area of square edge work surface with an inset single drainer stainless steel sink unit. Under surface space and plumbing for a washing machine and a tumble dryer. Large pressurised hot water cylinder, spotlights to ceiling and a uPVC double glazed window overlooks the terrace at the rear. A wall-mounted Worcester boiler supplies central heating.

FIRST FLOOR LANDING

With a feature balustrade having brushed steel spindles and a front facing uPVC double glazed window having some outlook over the surrounding area with blackout blind. Access to loft space and panel doors open to the upper floor rooms.

UPPER FLOOR BEDROOM ONE

With a front facing uPVC double glazed window overlooking the attractive wooded surrounding area with a blackout blind. Radiator and access to eaves space. There is a full height fixed headboard with spotlights, behind which there is a good size dressing room area with a rear facing uPVC double glazed window and hanging rails etc.

UPPER FLOOR BEDROOM TWO

A dual aspect room with a front facing uPVC double glazed window with blackout blind overlooking the attractive wooded surroundings. A side facing uPVC double glazed window also with blackout blind has some good views across parts of the town with sea glimpses beyond. Spotlights to ceiling.

UPPER FLOOR BEDROOM THREE

Another double bedroom with a radiator, access to eaves space and a side facing uPVC double glazed window with blackout blind having some good views over the surrounding area across parts of the town towards the countryside above Shaldon as well as having glimpses of the sea and parts of Torbay. Spotlights to ceiling and radiator.

UPPER FLOOR SHOWER ROOM

The luxury upper floor shower room has a four piece suite with feature tiled surrounds, with the suite having a large walk-in shower area with glazed screen, a large shower head, a further shower head, spotlight and triple controls. There is a unit with an area of surface, which extends to a rectangular wash hand basin with mixer tap above, as well as a demist mirror and medicine cabinet over. WC and bidet. Ladder style radiator/towel rail. Ceramic floor tiles with underfloor heating and two uPVC opaque double glazed windows. Extractor fan and shaver point.

LOWER GROUND FLOOR LOBBY AND UNDERHOUSE ROOM

With a wall mounted hinged cupboard housing the electricity meter and trip switches. A feature panel door opens to the expansive UNDER HOUSE ROOM, formerly the garage but now providing a fantastic versatile space. There are triple front facing uPVC double glazed sliding patio doors with blackout blinds and a good aspect over the surrounding area. The under house space provides scope for a variety of uses such

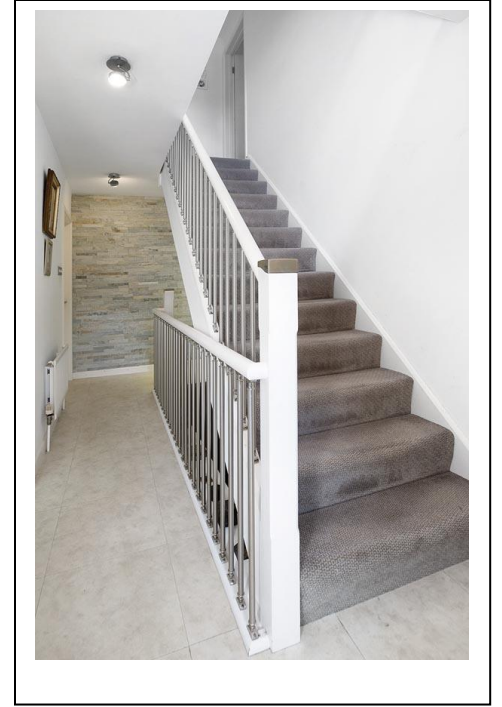
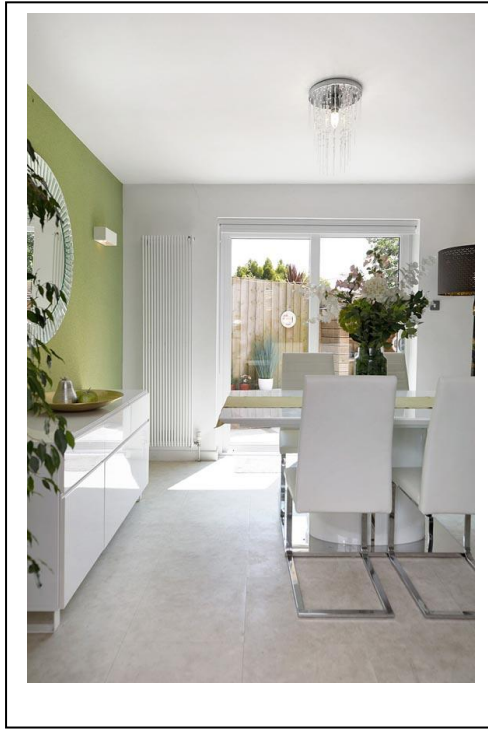
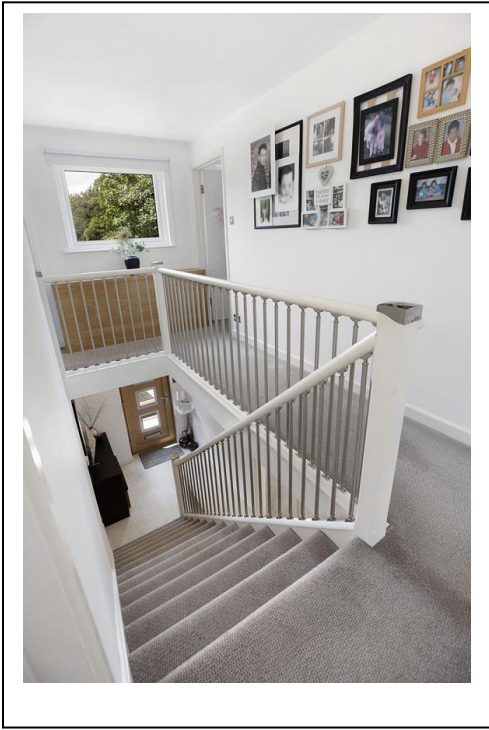
as a home cinema, a studio, a home working space/office, a gym or studio etc. Two radiator and spotlights.

OUTSIDE

Hideaway has an attractive shared private driveway approach giving something of a country lane feel. To the front of the house there is a driveway which provides ample PARKING surrounded by feature curved brick walling. Set above the driveway, feature timber effect ceramic steps rise to the front garden, a lovely space laid to lawn and an area of decking having a good aspect and being enclosed by attractive high level slatted timber fencing. From here, further timber effect ceramic steps rise to the aforementioned entrance terrace, a particularly lovely space which spans the width of the front of the property, also being laid to timber effect ceramic tiling and having feature glazed balustrades. This area is part under cover and provides a sheltered spot in which to enjoy the attractive surroundings. From here, an opening flows through to a side area, where there is an large sweep of angled decking, again providing a good outside space and fantastic options for outdoor entertaining etc, with this area having a feature palm, built in seating, shelving and a log store with rustic tiled roof above. This area is primarily enclosed by timber panel fencing. To the rear of the property there is a further paved terrace, with the majority of the outside spaces being set out for ease of maintenance. This rear terrace is enclosed by walling and high level fencing and there are two external stores.

MATERIAL INFORMATION - Subject to legal verification

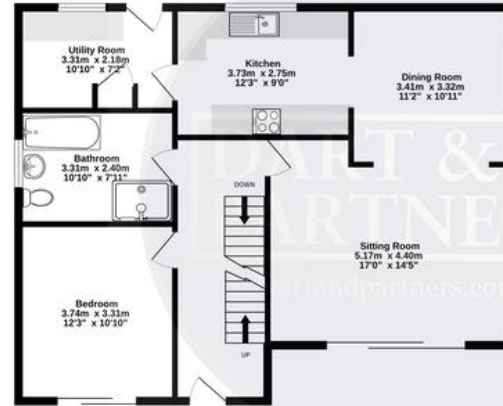
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Council Tax Band F



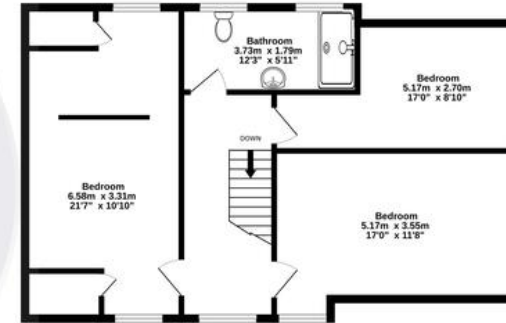
Ground Floor
52.2 sq.m. (562 sq.ft.) approx.



1st Floor
80.9 sq.m. (870 sq.ft.) approx.

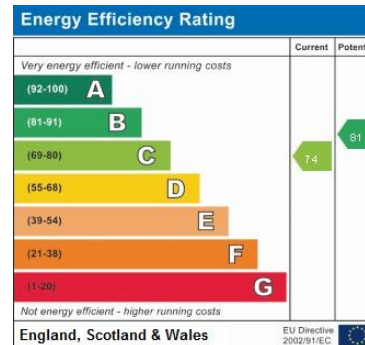


2nd Floor
65.8 sq.m. (708 sq.ft.) approx.



TOTAL FLOOR AREA : 198.9 sq.m. (2141 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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